

This is NOT a Tax Statement **Notice Of Appraised Value** Do NOT Pay From This Notice

AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

LONE PINE LLC
402 BROOKS STREET
SUGAR LAND TX 77478



APPRAISAL YEAR 2026	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/23/2026 AT: 9:00 AM
AUSTIN COUNTY APPRAISAL DIST	
906 E AMELIA	
BELLVILLE TX 77418	
QUESTIONS CONCERNING MINERAL	
VALUES, CONTACT PRITCHARD &	
ABBOTT AT 832-243-9600	
Protest Deadline:	6-01-2026
ARB Hearing:	6-23-2026
Owner:	507648 727
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR	
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE	
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	

Dear Property Owner,
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		40	30	Lease: 600334 Type: REAL Owner #: 507648	
FM RD		40	30	Legal: RB MIOCENE UNIT #3 TR 3	
SPEC RD/BRIDGE		40	30	ENHANCED ENERGY	
BELLVILLE ISD		40	30	AB 101 W C WHITE SUR	
BELLVILLE HOSP		40	30	RRC 27902	
AUSTIN CO PREC1		40	30		
				.000313 Royalty Interest	
				Category: G1	
				Railroad #: 27902	
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	30		
FM RD	20	0	30		
SPEC RD/BRIDGE	20	0	30		
BELLVILLE ISD	20	0	30		
BELLVILLE HOSP	20	0	30		
AUSTIN CO PREC1	20	0	30		

Additional Owner's Properties are continued on following page(s).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

GREG COOK
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	230	220	Lease: 600342	Type: REAL	Owner #: 507648
FM RD	C	230	220	Legal: WATERFLOOD UNIT #1 TR 9		
SPEC RD/BRIDGE	C	230	220	ENHANCED ENERGY		
BELLVILLE ISD	C	230	220	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	230	220	RRC 8909		
AUSTIN CO PREC1	C	230	220			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001302 Royalty Interest		
HB1984: The Appraised value of \$220 in 2026 as compared to				Category: G1		
				Railroad #: 8909		
				as compared to \$30 in 2021 is a 633.33% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	100	100	120			
FM RD	100	100	120			
SPEC RD/BRIDGE	100	100	120			
BELLVILLE ISD	100	100	120			
BELLVILLE HOSP	100	100	120			
AUSTIN CO PREC1	100	100	120			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	3,230	3,010	Lease: 600351	Type: REAL	Owner #: 507648
FM RD	C	3,230	3,010	Legal: WATERFLOOD UNIT #1 TR 21		
SPEC RD/BRIDGE	C	3,230	3,010	ENHANCED ENERGY		
BELLVILLE ISD	C	3,230	3,010	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	3,230	3,010	RRC 8909		
AUSTIN CO PREC1	C	3,230	3,010			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.007812 Royalty Interest		
HB1984: The Appraised value of \$3,010 in 2026 as compared to				Category: G1		
				Railroad #: 8909		
				as compared to \$400 in 2021 is a 652.50% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	1,480	1,230	1,780			
FM RD	1,480	1,230	1,780			
SPEC RD/BRIDGE	1,480	1,230	1,780			
BELLVILLE ISD	1,480	1,230	1,780			
BELLVILLE HOSP	1,480	1,230	1,780			
AUSTIN CO PREC1	1,480	1,230	1,780			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	270	250	Lease: 600352	Type: REAL	Owner #: 507648
FM RD	C	270	250	Legal: WATERFLOOD UNIT #1 TR 22		
SPEC RD/BRIDGE	C	270	250	ENHANCED ENERGY		
BELLVILLE ISD	C	270	250	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C	270	250	RRC 8909		
AUSTIN CO PREC1	C	270	250			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001736 Royalty Interest		
HB1984: The Appraised value of \$250 in 2026 as compared to				Category: G1		
				Railroad #: 8909		
				as compared to \$30 in 2021 is a 733.33% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	130	100	150			
FM RD	130	100	150			
SPEC RD/BRIDGE	130	100	150			
BELLVILLE ISD	130	100	150			
BELLVILLE HOSP	130	100	150			
AUSTIN CO PREC1	130	100	150			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	500	470	Lease: 600353 Type: REAL Owner #: 507648
FM RD	C	500	470	Legal: WATERFLOOD UNIT #1 TR 23
SPEC RD/BRIDGE	C	500	470	ENHANCED ENERGY
BELLVILLE ISD	C	500	470	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	500	470	RRC 8909
AUSTIN CO PREC1	C	500	470	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.010417 Royalty Interest
HB1984: The Appraised value of \$470 in 2026 as compared to \$60 in 2021 is a 683.33% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	230	190	280	
FM RD	230	190	280	
SPEC RD/BRIDGE	230	190	280	
BELLVILLE ISD	230	190	280	
BELLVILLE HOSP	230	190	280	
AUSTIN CO PREC1	230	190	280	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	1,040	960	Lease: 600354 Type: REAL Owner #: 507648
FM RD	C	1,040	960	Legal: WATERFLOOD UNIT #1 TR 24
SPEC RD/BRIDGE	C	1,040	960	ENHANCED ENERGY
BELLVILLE ISD	C	1,040	960	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	1,040	960	RRC 8909
AUSTIN CO PREC1	C	1,040	960	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.010417 Royalty Interest
HB1984: The Appraised value of \$960 in 2026 as compared to \$130 in 2021 is a 638.46% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	480	390	570	
FM RD	480	390	570	
SPEC RD/BRIDGE	480	390	570	
BELLVILLE ISD	480	390	570	
BELLVILLE HOSP	480	390	570	
AUSTIN CO PREC1	480	390	570	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	200	180	Lease: 600359 Type: REAL Owner #: 507648
FM RD	C	200	180	Legal: WATERFLOOD UNIT #1 TR 29
SPEC RD/BRIDGE	C	200	180	ENHANCED ENERGY
BELLVILLE ISD	C	200	180	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	200	180	RRC 8909
AUSTIN CO PREC1	C	200	180	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000313 Royalty Interest
HB1984: The Appraised value of \$180 in 2026 as compared to \$20 in 2021 is a 800.00% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	90	80	100	
FM RD	90	80	100	
SPEC RD/BRIDGE	90	80	100	
BELLVILLE ISD	90	80	100	
BELLVILLE HOSP	90	80	100	
AUSTIN CO PREC1	90	80	100	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	110	20	Lease: 600785	Type: REAL	Owner #: 507648
FM RD	110	20	Legal: WILSON, J W W#26		
SPEC RD/BRIDGE	110	20	ENHANCED ENERGY PART		
BELLVILLE ISD	110	20	AB 46 HARVEY WILLIAM		
BELLVILLE HOSP	110	20	RRC 27893		
AUSTIN CO PREC1	110	20			
No 2021 Hist			.000313 Royalty Interest		
			Category: G1		
			Railroad #: 27893		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	110	0	20		
FM RD	110	0	20		
SPEC RD/BRIDGE	110	0	20		
BELLVILLE ISD	110	0	20		
BELLVILLE HOSP	110	0	20		
AUSTIN CO PREC1	110	0	20		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,640	2,090	3,050		
FM RD	2,640	2,090	3,050		
SPEC RD/BRIDGE	2,640	2,090	3,050		
BELLVILLE ISD	2,640	2,090	3,050		
BELLVILLE HOSP	2,640	2,090	3,050		
AUSTIN CO PREC1	2,640	2,090	3,050		